

Minutes of the 12/2/2010 Meeting of the Steeple Run Homeowners Assn. Board

The SRHA Board met on 12/2/2010 at 7:30 p.m. at the home of Theresa Graff. The following board members were present:

Karen Malcolm	Bill Harfst	Steve Kadish
Therese Graff	Joe O'Malley	Jill Peterson
Irene Cygan	Mike Reitcheck	

Board President Therese Graff called the meeting to order at 7:35 p.m.

MINUTES

The minutes of the previous meeting held on 10/14/2010 were approved.

TREASURER REPORT

Treasurer Joe O'Malley reported that dues had been collected from all but one property. The checking account has a balance of \$12,854. When one automatic bill clears in the old account in December, the balance will be closed out and new US Bank account used.

A Notice of Potential Foreclosure was sent to the association. Joe O'Malley inquired at the court house. He found it would cost the association \$136 to appear but there is no need as there are no dues unpaid for this property. No other foreclosures are known.

COMMUNICATION

Jill Peterson added new resident info to the directory and will complete all changes for the annual meeting. The newsletter was already sent out.

PREFERRED CONTRACTOR

There was no report as Herb LeBlanc was absent.

SOCIAL

Karen Malcolm had no social committee report.

ARCHITECTURAL COMMITTEE

Bill Harfst spoke with the Naths about their construction project. The board had given preliminary approval but not final approval. Final approval with our stamp will be needed by the homeowners upon completion. Irene has the approval paperwork and will provide to Bill Harfst who will see that all paperwork is completed.

STREET SIGNS

Bill Harfst displayed examples of street signs from local communities. Palatine even has a solar-lit sign. Some street signs cost more than \$500 each. Jill Peterson displayed some suggested original designs. Identification of the subdivision is the goal of the street signs. Previous older signs are being replaced by the township as required by law. We will try to negotiate with the township so that we only pay the difference in cost between the signs they provide and those we desire.

It was decided to present 4 options at the Annual Meeting:

1. Steel post with green rectangular sign with our logo.
2. Steel post with arched top sign with our logo. (need cost w and w/o base)
3. Black posts with arched top sign with our logo.
4. Adding Steeple Run sign below on the post.

If we do nothing, the township will install plain steel post with green signs provided by the township at no cost to us.

Bill will put together the final design and talk to Bob Miller at Algonquin Township and then present options at the annual meeting. Jill asked Bill to confirm the exact location and number of signs with Bob Miller as well.

The association has the required \$5,000 reserve as well as an additional \$4,000. These existing funds may be sufficient to cover the costs of the signs without a special assessment, depending on the option chosen.

Steve suggested looking at improving the smaller monuments at the border with Wyndwood and at Sands Road. However, in the past, the property owners at Sands Road have not been in favor of changes to the monuments.

ANNUAL MEETING

The annual meeting will be held on Saturday, January 22, 2011 at 10:00 a.m. at Algonquin Township. Irene Cygan will check to see if the room has been reserved. The proposed annual meeting notice and other documents were passed around for review. Some changes were mentioned which Irene will make before sending out. Irene will add an option to opt-in for email notification to the proxy form.

At least 50 homes must be represented at the annual meeting for a quorum. If no quorum is obtained at the January 22 meeting a second meeting is not required as the only business to be approved is election of new board members. Jill will provide the address label file to Irene. Irene will provide sign-in sheets for tracking proxies and attendance.

There was a suggestion to provide an educational session at the Annual Meeting on how to protest real estate taxes and how to determine if assessed values in Steeple Run reflect market values. Irene will investigate options.

Handouts for the sign presentation need to be ready by January 15th for reproduction. All presentation materials for the annual meeting should be provided to Irene Cygan by January 8th for combining. Last year's powerpoint presentation will be sent out to all Board members.

The tentative date for the next Board meeting will be January 6 at 7:30 at the home of Therese Graff. This date will only be used if needed to prepare for the annual meeting. Otherwise, the next board meeting will be held directly after the annual meeting.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by Irene Cygan, Secretary.